



Childwall Road, Wavertree, Liverpool, L15 6UT

- Stunning Three Bedroom Extended Semi Detached Property
- Secondary Sitting Room with Access to Rear Garden
- Generously Sized & Well Presented Bedrooms
- Luxurious Four Piece Family Bathroom Suite
- Bay Fronted Family Lounge with Feature Fireplace
- Contemporary Fitted Kitchen with Integrated Appliances
- Impressively Spacious Loft Room
- Expansive Rear Garden with Raised Patio Area



£350,000









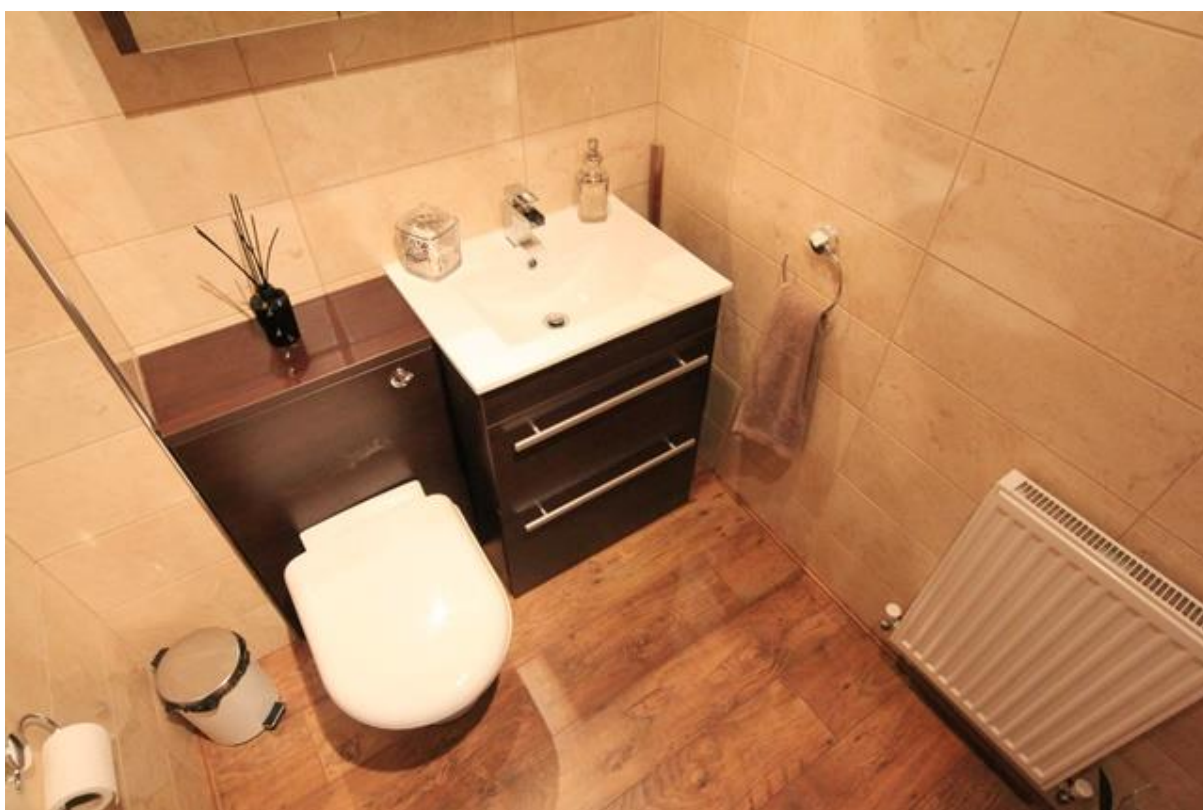


















Description

Standing proudly on Childwall Road within the popular residential area of Wavertree, L15, is this truly stunning three bedroom extended semi detached property, welcomed to the sales market courtesy of appointed agents, Move Residential. Exuding style, charm and character throughout, this enviable home boasts a profusion of both living space and outdoor recreational space and as appointed agents, we are confident that this lovely property will provide the perfect future residence for a very lucky family. Upon entering the property, you are greeted by a bright entrance hallway which immediately sets the tone for the remainder of the house, whilst guiding you into two inviting reception rooms, comprised of; a warm and welcoming bay fronted family lounge with a stunning cast iron feature fireplace and a secondary sitting/dining room to the rear elevation which enjoys views and access to the impressive rear garden whilst showcasing an eye catching log burner stove and surround. Continuing to impress, there is a modern fitted kitchen and diner, which is complete with a range of stylish wall and base units with complimenting work tops, a variety of integrated appliances and plentiful work surface space with a convenient breakfast bar, perfect for sociable living and casual dining. Completing the ground floor is a convenient downstairs WC. The tour of the home continues to impress as you ascend to the first floor, where you will find two generously sized double bedrooms and an additional well proportioned single bedroom. Each room is finished to an excellent standard and receives plenty of natural light with the master bedroom benefiting from custom built fitted wardrobes and the second double enjoying a lovely feature fireplace surround and access to the impressively spacious loft room via a set of stairs. Concluding the interior of this magnificent home is an office space/study, situated on the first floor and also a contemporary style, four piece family bathroom suite in white with a luxurious freestanding plunge bathtub and complimentary ceramics to the walls and floors. Externally, to the front of the property, a smartly flagged driveway provides off road parking for several vehicles; whilst to the rear elevation, there is a beautifully landscaped rear garden with a large lawn that is framed by a range of established borders and a raised patio area, which is perfect for outdoor entertaining during the warmer, summer months.

Location

Childwall has a truly suburban feel to it with the range of large houses and green space making it a very sought after location. There are excellent transport links for commuters via the M62, which starts and ends in Bowring Park, and Broadgreen railway station, which offers regular services to Liverpool City Centre, Manchester, Wigan and St Helens, while the famous Childwall Five Ways links drivers to all areas of the City. For your free time, Bowring Park boasts the first municipal golf course in England, as well as the award winning National Wildflower Centre and plenty of open space. Childwall Woods meanwhile offers 39 acres of Local Nature Reserve to explore. Schools include Bishops Eton Primary School, the King David Schools and Childwall Sports College, as well as the Liverpool Hope University campus. First mentioned in the Domesday book and still home to the only remaining medieval church in Liverpool, Childwall and the areas around it offer a comfortable modern slice of Liverpool life with the security that buying in a long established area brings.

Entrance Hall -

UPVC double glazed window with frosted glass to front aspect, UPVC double glazed frosted window to front aspect, radiator, stairs to first floor, under stairs storage cupboard.

Lounge -11' 10" x 12' 2" (3.616m x 3.713m)

UPVC double glazed walk in bay window to front aspect, wood effect laminate flooring, feature fireplace, radiator, picture rail, decorative cornice.

Reception Two -11' 5" x 16' 7" (3.486m x 5.053m)

UPVC double glazed window to rear aspect, UPVC double glazed window to rear aspect, UPVC double glazed door to rear aspect, log burner, wood effect laminate flooring, decorative cornice.

Kitchen - 25' 2" x 13' 9" (7.671m x 4.190m)

UPVC double glazed window to rear aspect, fitted kitchen with a range of wall mounted and base units with roll edge work surfaces, breakfast bar, tiled floor, radiator, spotlights, x2 Velux windows, integrated fridge x2, freezer, dishwasher, washing machine, gas hob, electric oven, extractor hood, spotlights, sink with mixer tap and drainer, wooden door to WC, under stairs storage cupboard.

WC - 5' 10" x 5' 0" (1.790m x 1.518m)

Wood effect laminate flooring, ceramic tiled walls, WC, wash basin, radiator.

Stairs & Landing -

UPVC double glazed frosted window to side aspect, doors to all rooms, loft access.

Bedroom One - 15' 7" x 9' 4" (4.762m x 2.846m)

UPVC double glazed walk in bay window to front aspect, picture rail, wood effect laminate flooring, fitted wardrobes, radiator.

Bedroom Two - 13' 5" x 11' 5" (4.101m x 3.469m)

UPVC double glazed window to rear aspect, radiator, stairs to loft room, wood effect laminate flooring, feature fireplace surround, picture rail.

Bedroom Three - 8' 11" x 6' 9" (2.712m x 2.070m)

UPVC double glazed window to front aspect, wood effect laminate flooring, radiator, picture rail.

Study - 13' 0" x 6' 0" (3.957m x 1.818m)

Wood effect laminate flooring, UPVC double glazed window to front aspect, radiator.

Loft Room -

Built in storage cupboard, Velux window.

Bathroom - 7' 8" x 7' 7" (2.343m x 2.301m)

Four piece suite, radiator, ceramic tiled floor, tiled walls, spotlights, UPVC double glazed frosted window to side aspect x2.

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.